



16 Eighth Street Adamstown NSW 2289
Mobile 0478 964 635

STANDARD RESIDENTIAL BUILDING INSPECTION REPORT

INCLUDING LIMITATIONS & CONDITIONS



89 MARSDEN STREET, SHORTLAND

Your 5 Star Condition Rating



POOR

FAIR

AVERAGE

GOOD

EXCELLENT

East Coast Independent Property Inspections

Complies with Australian Standard AS4349.1 Property Inspections - Part 1 Residential Buildings

INSPECTION DETAILS:

Property Details:

Property Address: 89 MARSDEN STREET
SHORTLAND NSW 2307

Inspection Date/Time: 30/05/2018 10:11 AM

Furnished: False

Occupied: False

Inspected By: Tony Hughes
Mobile: 0478 964 635 (License No: 1087CC)

Client Details:

Name:
Address:
Phone (AH):
Phone (BH):
Mobile:
Email:

Type of Dwelling:

WEATHERBOARD CLADDING, TIMBER FLOOR, ALUMINIUM WINDOWS, TILED & SHEET METAL ROOFING

Scope of Report:

BUILDING DEFECTS ONLY

Weather Conditions at Time of Inspection:

SHOWERS

Important Information Regarding the Scope and Limitations of the Inspection and this Report:

Important Information; Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

1) This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends to a large extent, upon the age and type of building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of the inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed (deliberately or otherwise). The inspector DID NOT dig, gouge, force or perform any invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the current property owner.

3) This Report does not and cannot make comment upon: defects that may have been concealed: the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g.. In the case of shower enclosures or the subfloor space the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak or the subfloor space will not experience problems during and/or after wet periods); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non structural); detection and identification of illegal building or plumbing or electrical work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; condition of heaters and heater flues; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

"No inspection for pests was carried out at the property and no report on the presence or absence is provided. If during the course of the inspection pests or materials containing pests happened to be noticed then this may be noted in the general remarks. I strongly recommend a minimum of annual pest inspections be carried out by a pest control expert

"No inspection for asbestos was carried out at the property and no report on the presence or absence is provided. If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the general remarks. Buildings built prior to 1985 may have wall and/or ceiling sheeting and other products including roof sheeting that contains asbestos. Even buildings built after this date up until the early 90's may contain some asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of removal. If

asbestos is noted as present within the property then you should seek advice from a removal expert as to the amount and importance of the asbestos present and the cost of sealing or of removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."

Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mould and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the inspection, mould happened to be noticed it may be noted in the general remarks section of the report. If Mould is noted as present within the property or if you are concerned as to the possible health risk resulting from its presence then you should seek advice from your Local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industrial Hygienist.

Estimating Disclaimer: Estimates provide are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector and are not estimates in the sense of being a calculation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided.

4) CONSUMER COMPLAINTS PROCEDURE. In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the institute of Arbitrators and Mediators of Australia for resolution by arbitration

Definitions:

OK – Means the item selected is performing the function it was designed for and its condition is very typical for its age, relative to similar properties of approximately the same age that have been reasonably maintained

MAJOR DEFECT: Is a defect of sufficient magnitude where repairs must be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

MINOR DEFECT: Is a defect other than a major defect.

DEFECT: Is a fault or deviation from the intended condition of a material, assembly or component.

Future Inspections:

I recommend "regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". Regular inspections will not prevent defects, but will help in the early detection and allow remedial treatment to be commenced sooner and damage to be minimised. Due to the degree of risk of structural movement and other defects arising in the future in this property I strongly recommends a written report in accord with AS 4349.1 is conducted at this property every twelve months and all regular maintenance is carried out.

Important Disclaimers:

DISCLAIMER OF LIABILITY:- No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THE THIRD PARTIES:- This report is made solely for the use and benefit of the Client named on this report. No liability or responsibility whatsoever, in contract or tort is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this Report, in whole or in part does so at his or her own risk.

Any Inaccessible or partly inaccessible areas may upon request be inspected as part of a SPECIAL PURPOSE REPORT

I STRONGLY RECOMMEND that the following Inspections and Reports are obtained before any decision to purchase the Property, so that the purchaser can make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS 4349.1-2007 and are excluded from this report.

1) Council Plan Inspection. 2) Electrical Inspection. 3) Plumbing & Drainage Inspection. 4) Timber Pest Inspection in susceptible areas 5) Gas Installations. 6) Other Inspections that may be recommended by your inspector include a Structural Engineers Report, Asbestos Audit, or Mold Inspection.

USE OF PHOTO'S: Your report may include photographs. Some pictures are intended as a courtesy and are added for information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the component at the time of the inspection Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

WE DO NOT check or test the operation or condition of appliances and fixtures including stoves, ovens, dishwashers, heaters, air conditioners, hot water systems, solar systems, fire places, chimneys or any other electrical, plumbing or mechanical appliances or fixtures that may be present. We recommend you arrange for the owners or the selling agent to demonstrate these to you during your inspections.

Report Ownership:

The inspector named on this report will remain the owner of this report at all times. The fee paid by the client is for the physical inspection only and the inspector named on this report retains all rights and copyrights of this written report of which the inspector has granted the client only, named on this report a copy for his or her information only. All rights Reserved. No part of this report may be reproduced in any manner or passed on to any third party without the express written consent of the inspector named on this report.

INTERIOR OF THE BUILDING:

BATHROOM



Door

OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	Minor touchup repairs only are needed to restore appearance
Other	
Vanity	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Basin	Crazing and/or staining of the enamel may need repair to improve appearance
Taps	Water hammer noted on taps will repair/adjusting to restore correct function refer to a plumber, hot water not working refer to plumber
Waste Traps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Splashbacks	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Bath	Stained surface/s will need cleaning or repair to restore appearance
Shower	Loose/leaking shower rose needs repair to prevent water wastage and restore correct function
Screen/Curtain	Damaged screen/door and or handle/s will need repair to restore integrity and appearance
Mirror/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ventilation	OK, Window only is providing adequate ventilation

BEDROOM 1



Door	Loose or faulty handle or latch needs repair to restore correct function/operation
Walls	Small hole/s need repair to restore appearance
Ceiling	Minor joint cracking needs repair and re-finish to restore appearance
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	Generally in poor condition and will need repairs to improve appearance.
Other	
Robes	Robe door is damaged and will need repair to restore appearance

BEDROOM 2



Door	Loose or faulty handle or latch needs repair to restore correct function/operation
Walls	Popped nails need repair and re-finish to restore appearance
Ceiling	Cornice cracking may need repairs to improve appearance
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	Window unable to be opened or tested
Painting	Generally in poor condition and will need repairs to improve appearance.
Other	

Robes

OK, The item described is performing the function it was designed for and its condition is very typical for it's age

FAMILY ROOM



Door	Damaged outside face will need repair to improve appearance
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	Water damage needs repair and re-finish to restore appearance
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	Window catch/s are broken or missing and will need repair or replacing to restore function
Painting	Generally in poor condition and will need repairs to improve appearance.
Other	Air-conditioning unit not tested

GARAGE

Water ingress into garage area will need investigate drainage system



Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Water observed pooling in garage floor area



Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Vehicle Door/s	OK, The item described is performing its correct function as designed

KITCHEN INCLUDING DINING

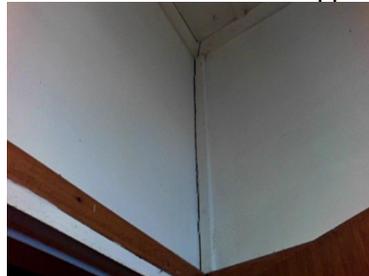


Door	Binding, will need adjusting to ensure correct operation.
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	Typical cracking, will need repair and re-finish to improve appearance
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	Window stay/s broken or missing, will need repair or replacing to reinstate correct operation
Painting	Generally in poor condition and will need repairs to improve appearance.
Other	
Bench Tops	Minor damage to the tops was noted, not considered significant but fair wear and tear
Doors, Drawers & Cabinets	Damaged doors and or drawers will need repair to restore correct operation
Sink	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Waste Traps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Taps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Splashbacks	Cracked or broken tiles need repair to ensure water tightness

LAUNDRY



Door	Damaged inside face will need repair to improve appearance
Walls	Minor joint cracking needs repair and re-finish to restore appearance



Ceiling	Typical cracking, will need repair and re-finish to improve appearance
Floors	Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	Mould stained and will need cleaning, sealing and repainting to restore appearance
Other	
Trough	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Cabinet	Rusty cabinet will need repair and paint the restore appearance.
Waste Traps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Taps	Tap handle/s leaking and will need repair to restore correct function
Splashbacks	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Fans	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
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LOUNGE



Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	Hole/s need repair to restore integrity and appearance
Ceiling	Cornice cracking may need repairs to improve appearance
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	Water damaged sashes/frames and will need repairs to restore correct function



Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	

ROOF SPACE Access to the roof space was limited to viewing from the manhole, and only visible items from the man are reported on below.

Framing	Pitched hardwood framing is OK
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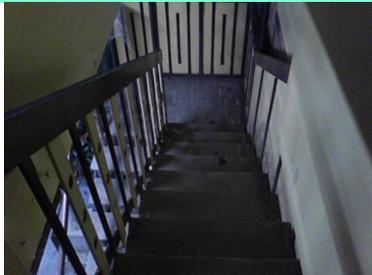
Coverage	OK, Adequate coverage of roofing has been provided
Insulation	NIL, No insulation was visible at the time of the inspection
Sarking	NIL, No sarking or sisalation was visible at the time of the inspection
Parti Walls	NIL, No parti walls found in this construction
Other	

ROOF SPACE 2 Access to the roof space was limited to viewing from the manhole, and only visible items from the man are reported on below.



Framing	Pitched hardwood framing is OK	
Coverage	OK, Adequate coverage of roofing has been provided	
Insulation	Batts, Good coverage	
Sarking	Partial coverage only	
Parti Walls	NIL, No parti walls found in this construction	
Other		

STAIR WELL



Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	NIL, The item described is not present at the time of the inspection
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Stringer	NIL, a stringer is not present due to the type of construction
Handrails	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Balustrade	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Newel Posts	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Treads & Risers	Damaged tread/s will need repair to restore integrity and or appearance
Other	

WC / TOILET 1

Door	Sliding door guides are broken or missing and need repair or replacing to ensure correct operation/function
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Floors	As tested there was high moisture readings found in areas of bathroom floor
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	Complete and re-finish repairs and/or incomplete works
Other	
Cistern	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Pan	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

EXTERIOR OF THE BUILDING:

CLADDING

Painting	Blistered and/or peeling paint will need repair to restore adequate protection and appearance
Damp Damage	Water/damp damaged area/s will need repair to prevent further damage



Mouldings	Water damaged areas will need repair or replacing to ensure water tightness and the integrity and performance of the mouldings
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Deck/s Balconies, Patios & Ramps	Substandard framing/flooring will need improving to adequately cope with increased traffic or weight
Verandah/s, Pergola/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Handrails	NIL, The item described is not present at the time of the inspection
Steps & Stairs	Substandard steps will need repair to ensure safety
Other	

MASONRY WALLS FOUNDATIONS

Bricks fretting	NIL, All bricks/blocks appear to be in acceptable condition for their age
Mortar eroding	Minor erosion was noted in parts, if further deterioration is noted repairs will be needed
Cracking	Brick/block cracking is minor, not considered significant, however this should be monitored annually, We recommend you consult a structural engineer if deterioration is noted
Damp Damage	Significant damp damage was noted, and further advice from a drainage expert should be sort



Differential Movement	Minor Differential movement was noted, not considered significant, however this should be monitored annually, We recommend you consult a structural engineer if deterioration is noted
Visible Flashings	Damaged or rusting flashings will need repairs or replacing to prevent further damage
Weepholes	NIL, No weepholes where noted at the time of the inspection

Joint Sealant	NIL, No joint sealants where noted at the time of the inspection
Vents	Nil, The item described was not present at the time of the inspection
Other	

ROOF EXTERIOR Limited access due to excess heights only accessible areas reported on

Cladding	Cracked or loose ridge capping and or mortar bedding will need repairs to avoid leaking
Fascia/Barge boards	Timber fascia/barge boards need repair and paint to prevent further damage



Gutters/Downpipes	Downpipes discharge onto ground and will need connecting to stormwater drain to avoid water damage areas
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Flashings	Loose flashing/s will need repair to restore integrity and water tightness and appearance
Valleys	NIL, The item described is not present at the time of the inspection
Soffit/Eaves	Water damaged linings/mouldings need repair or replacing to restore appearance
Skylights	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Vents	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Flues	Not inspected, I recommend you consult an authorized wood heater installer for further detail
Other	

SITE Drainage improvement should be investigated by drainage expert to help minimise subfloor moisture areas

Garden shed/s	NIL, The item described is not present at the time of the inspection
Paths / Driveways	Minor typical cracking only, not considered significant
Off street parking	Adequate areas for parking have been provided
Retaining walls	Significant cracking and differential movement was noted, I strongly recommend you consult a structural engineer to determine its significance



Clothes Line	NIL, The item described is not present at the time of the inspection
Boundary Fences / Gates	Timber railings on fence are wood decayed

Other



SUSPENDED CONCRETE FLOORS

Condition of concrete Minor cracking was noted, not considered significant, however this should be monitored annually and a structural engineer consulted if deterioration is noted

Dampness Significant dampness was noted, I recommend the site drainage be improved to help minimise dampness in this area



Drainage Inadequate, I recommend the subfloor drainage is improved, improving the site drainage may also help limit the dampness in this area

Ventilation This sub floor area has limited cross flow ventilation

Cracked or leaking pipes Cracked/Leaking pipes were noted in this area, I recommend you consult a licensed plumber for repair



Debris Debris was noted in this area and should be removed
Other

UNDERFLOOR SPACE

Bearers/Joists Wood decay damage was evident to bearers



Piers/Stumps Some evidence of typical pier subsidence and should be repacked to ensure stability



Dampness Significant dampness was noted, I recommend the site drainage be improved to help minimise dampness in this area



Drainage Inadequate, I recommend the subfloor drainage is improved, improving the site drainage may also help limit the dampness in this area

Ventilation Inadequate, I recommend the subfloor ventilation is improved
 Cracked or leaking pipes Cracked/Leaking pipes were noted in this area, I recommend you consult a licensed plumber for repair



Debris Rubbish will need removal from this area
 Other

SUMMARIES:

ELECTRICAL SUMMARY Whilst we are not electricians, it's always recommended that a Licensed Electrician be consulted for further detail

PLUMBING SUMMARY Cracked/leaking pipes were noted and will need repair, Whilst we are not plumbers, it's always recommended that a Licensed Plumber be consulted for further detail

STRUCTURAL SUMMARY Minor typical movement was noted, not considered significant at the time of the inspection, however this should be monitored closely and a structural engineer consulted if any deterioration is noted.

AREAS INSPECTED Only structures and fences that were reasonably accessible within 30m of the main building and within the boundaries of the site were inspected

AREAS NOT ACCESSIBLE No access to the roof space due to the type of construction

AREAS VISUALLY OBSTRUCTED Limited access to the roof exterior due to the reporting height restrictions

AREAS TO GAIN ACCESS Access to obstructed areas should be gained to fully determine their condition

SUB-FLOOR VENTILATION	Inadequate, The sub floor ventilation needs improving to ensure adequate cross flow ventilation to minimise pest infestation and damp problems
SITE DRAINAGE	Inadequate, The site drainage appears to be inadequate and a drainage expert should be consulted for further detail
CONCLUSION SUMMARY	This property is in poor condition and will need significant repairs to improve the property to a reasonable standard, relative to similar properties of approximately the same age that have been reasonably maintained.

Safety Item Summary:

EXTERIOR ITEMS

CLADDING/Deck/s Balconies, Patios & Ramps - Substandard framing/flooring will need improving to adequately cope with increased traffic or weight

CLADDING/Steps & Stairs - Substandard steps will need repair to ensure safety

Minor Defects Summary:

INTERIOR ITEMS

BATHROOM/Basin - Cracking and/or staining of the enamel may need repair to improve appearance

BATHROOM/Bath - Stained surface/s will need cleaning or repair to restore appearance

BATHROOM/Painting - Minor touchup repairs only are needed to restore appearance

BATHROOM/Screen/Curtain - Damaged screen/door and or handle/s will need repair to restore integrity and appearance

BATHROOM/Shower - Loose/leaking shower rose needs repair to prevent water wastage and restore correct function

BATHROOM/Taps - Water hammer noted on taps will repair/adjusting to restore correct function refer to a plumber, hot water not working refer to plumber

BEDROOM 1/Ceiling - Minor joint cracking needs repair and re-finish to restore appearance

BEDROOM 1/Door - Loose or faulty handle or latch needs repair to restore correct function/operation

BEDROOM 1/Floors - Out of level and may need repair to restore acceptable levels and appearance

BEDROOM 1/Painting - Generally in poor condition and will need repairs to improve appearance.

BEDROOM 1/Robes - Robe door is damaged and will need repair to restore appearance

BEDROOM 1/Walls - Small hole/s need repair to restore appearance

BEDROOM 2/Ceiling - Cornice cracking may need repairs to improve appearance

BEDROOM 2/Door - Loose or faulty handle or latch needs repair to restore correct function/operation

BEDROOM 2/Floors - Out of level and may need repair to restore acceptable levels and appearance

BEDROOM 2/Painting - Generally in poor condition and will need repairs to improve appearance.

BEDROOM 2/Walls - Popped nails need repair and re-finish to restore appearance

FAMILY ROOM/Ceiling - Water damage needs repair and re-finish to restore appearance

FAMILY ROOM/Door - Damaged outside face will need repair to improve appearance

FAMILY ROOM/Floors - Out of level and may need repair to restore acceptable levels and appearance

FAMILY ROOM/Painting - Generally in poor condition and will need repairs to improve appearance.

FAMILY ROOM/Window/s - Window catch/s are broken or missing and will need repair or replacing to restore function

GARAGE/Floors - Water observed pooling in garage floor area

GARAGE - Water ingress into garage area will need investigate drainage system

KITCHEN/Bench Tops - Minor damage to the tops was noted, not considered significant but fair wear and tear

KITCHEN/Ceiling - Typical cracking, will need repair and re-finish to improve appearance

KITCHEN/Door - Binding, will need adjusting to ensure correct operation.

KITCHEN/Doors, Drawers & Cabinets - Damaged doors and or drawers will need repair to restore correct operation

KITCHEN/Floors - Out of level and may need repair to restore acceptable levels and appearance

KITCHEN/Painting - Generally in poor condition and will need repairs to improve appearance.

KITCHEN/Splashbacks - Cracked or broken tiles need repair to ensure water tightness

KITCHEN/Window/s - Window stay/s broken or missing, will need repair or replacing to reinstate correct operation

LAUNDRY/Cabinet - Rusty cabinet will need repair and paint the restore appearance.

LAUNDRY/Ceiling - Typical cracking, will need repair and re-finish to improve appearance

LAUNDRY/Door - Damaged inside face will need repair to improve appearance

LAUNDRY/Floors - Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance

LAUNDRY/Painting - Mould stained and will need cleaning, sealing and repainting to restore appearance

LAUNDRY/Taps - Tap handle/s leaking and will need repair to restore correct function

LAUNDRY/Walls - Minor joint cracking needs repair and re-finish to restore appearance

LOUNGE/Ceiling - Cornice cracking may need repairs to improve appearance

LOUNGE/Floors - Out of level and may need repair to restore acceptable levels and appearance

LOUNGE/Walls - Hole/s need repair to restore integrity and appearance

LOUNGE/Window/s - Water damaged sashes/frames and will need repairs to restore correct function

ROOF SPACE 2/Sarking - Partial coverage only

STAIR WELL/Treads & Risers - Damaged tread/s will need repair to restore integrity and or appearance

WC / TOILET 1/Door - Sliding door guides are broken or missing and need repair or replacing to ensure correct operation/function

WC / TOILET 1/Floors - As tested there was high moisture readings found in areas of bathroom floor

WC / TOILET 1/Painting - Complete and re-finish repairs and/or incomplete works

EXTERIOR ITEMS

CLADDING/Damp Damage - Water/damp damaged area/s will need repair to prevent further damage

CLADDING/Deck/s Balconies, Patios & Ramps - Substandard framing/flooring will need improving to adequately cope with increased traffic or weight

CLADDING/Painting - Blistered and/or peeling paint will need repair to restore adequate protection and appearance

CLADDING/Steps & Stairs - Substandard steps will need repair to ensure safety

MASONRY WALLS/Cracking - Brick/block cracking is minor, not considered significant, however this should be monitored annually, We recommend you consult a structural engineer if deterioration is noted

MASONRY WALLS/Differential Movement - Minor Differential movement was noted, not considered significant, however this should be monitored annually, We recommend you consult a structural engineer if deterioration is noted

MASONRY WALLS/Mortar eroding - Minor erosion was noted in parts, if further deterioration is noted repairs will be needed

ROOF EXTERIOR/Cladding - Cracked or loose ridge capping and or mortar bedding will need repairs to avoid leaking

ROOF EXTERIOR/Fascia/Barge boards - Timber fascia/barge boards need repair and paint to prevent further damage

ROOF EXTERIOR/Flashings - Loose flashing/s will need repair to restore integrity and water tightness and appearance

ROOF EXTERIOR/Gutters/Downpipes - Downpipes discharge onto ground and will need connecting to stormwater drain to avoid water damage areas

ROOF EXTERIOR/Soffit/Eaves - Water damaged linings/mouldings need repair or replacing to restore appearance

SITE/Boundary Fences / Gates - Timber railings on fence are wood decayed

SITE/Paths / Driveways - Minor typical cracking only, not considered significant

SITE - Drainage improvement should be investigated by drainage expert to help minimise subfloor moisture areas

SUSPENDED CONCRETE FLOORS/Condition of concrete - Minor cracking was noted, not considered significant, however this should be monitored annually and a structural engineer consulted if deterioration is noted

SUSPENDED CONCRETE FLOORS/Debris - Debris was noted in this area and should be removed

SUSPENDED CONCRETE FLOORS/Drainage - Inadequate, I recommend the subfloor drainage is improved, improving the site drainage may also help limit the dampness in this area

SUSPENDED CONCRETE FLOORS/Ventilation - This sub floor area has limited cross flow ventilation

UNDERFLOOR SPACE/Debris - Rubbish will need removal from this area

UNDERFLOOR SPACE/Drainage - Inadequate, I recommend the subfloor drainage is improved, improving the site drainage may also help limit the dampness in this area

UNDERFLOOR SPACE/Piers/Stumps - Some evidence of typical pier subsidence and should be repacked to ensure stability

UNDERFLOOR SPACE/Ventilation - Inadequate, I recommend the subfloor ventilation is improved

SUMMARY ITEMS

SUB-FLOOR VENTILATION - Inadequate, The sub floor ventilation needs improving to ensure adequate cross flow ventilation to minimise pest infestation and damp problems

Major Defects Summary:

EXTERIOR ITEMS

CLADDING/Mouldings - Water damaged areas will need repair or replacing to ensure water tightness and the integrity and performance of the mouldings

MASONRY WALLS/Damp Damage - Significant damp damage was noted, and further advice from a drainage expert should be sort

SITE/Retaining walls - Significant cracking and differential movement was noted, I strongly recommend you consult a structural engineer to determine its significance

UNDERFLOOR SPACE/Bearers/Joists - Wood decay damage was evident to bearers

UNDERFLOOR SPACE/Cracked or leaking pipes - Cracked/Leaking pipes were noted in this area, I recommend you consult a licensed plumber for repair

UNDERFLOOR SPACE/Dampness - Significant dampness was noted, I recommend the site drainage be improved to help minimise dampness in this area

Further Investigation Summary:

INTERIOR ITEMS

BATHROOM/Taps - Water hammer noted on taps will repair/adjusting to restore correct function refer to a plumber, hot

water not working refer to plumber

GARAGE - Water ingress into garage area will need investigate drainage system

ROOF SPACE - Access to the roof space was limited to viewing from the manhole, and only visible items from the man are reported on below.

ROOF SPACE 2 - Access to the roof space was limited to viewing from the manhole, and only visible items from the man are reported on below.

ROOF SPACE 2/Sarking - Partial coverage only

EXTERIOR ITEMS

CLADDING/Deck/s Balconies, Patios & Ramps - Substandard framing/flooring will need improving to adequately cope with increased traffic or weight

ROOF EXTERIOR/Flues - Not inspected, I recommend you consult an authorized wood heater installer for further detail

SUSPENDED CONCRETE FLOORS/Cracked or leaking pipes - Cracked/Leaking pipes were noted in this area, I recommend you consult a licensed plumber for repair

SUSPENDED CONCRETE FLOORS/Dampness - Significant dampness was noted, I recommend the site drainage be improved to help minimise dampness in this area

UNDERFLOOR SPACE/Bearers/Joists - Wood decay damage was evident to bearers

UNDERFLOOR SPACE/Cracked or leaking pipes - Cracked/Leaking pipes were noted in this area, I recommend you consult a licensed plumber for repair

SUMMARY ITEMS

AREAS TO GAIN ACCESS - Access to obstructed areas should be gained to fully determine their condition

ELECTRICAL SUMMARY - Whilst we are not electricians, it's always recommended that a Licensed Electrician be consulted for further detail

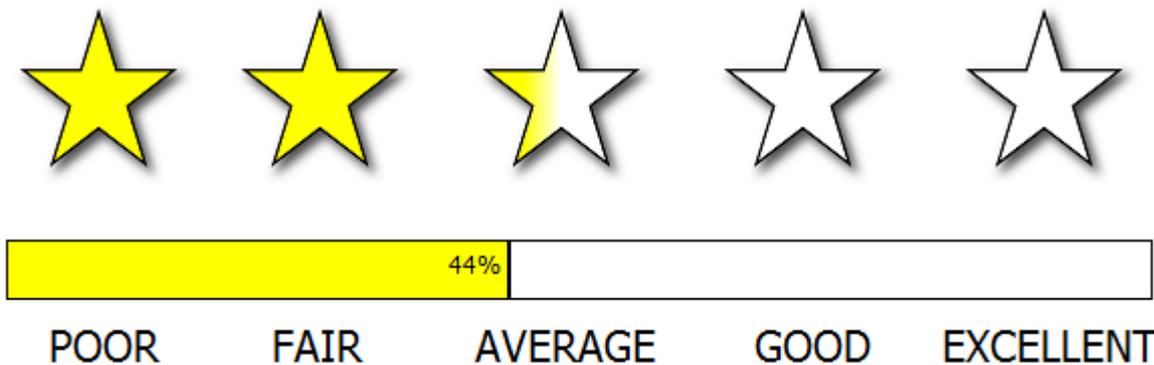
PLUMBING SUMMARY - Cracked/leaking pipes where noted and will need repair, Whilst we are not plumbers, it's always recommended that a Licensed Plumber be consulted for further detail

SITE DRAINAGE - Inadequate, The site drainage appears to be inadequate and a drainage expert should be consulted for further detail

STRUCTURAL SUMMARY - Minor typical movement was noted, not considered significant at the time of the inspection, however this should be monitored closely and a structural engineer consulted if any deterioration is noted.

IPI CONDITION RATING SYSTEM:

HOW DOES YOUR HOUSE RATE???



The Condition Rating above is based on the considered opinion of the inspector who carried out the inspection, drawing upon the inspectors experience and relative to similar properties of approximately the same age having been reasonably maintained.

FUTURE INSPECTIONS:

I recommend "regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". Regular inspections will not prevent defects, but will help in the early detection and allow remedial treatment to be commenced sooner and damage to be minimised. Due to the degree of risk of structural movement and other defects arising in this property in the future, I strongly recommend a written report in accord with AS 4349.1 is conducted at this property every twelve months and all regular maintenance is carried out. As your inspector who now has an intimate knowledge of your property, I offer my services for your Annual inspections and/or consultancy

You Must read and understand this report in its entirety**INCLUDED WITH THIS REPORT;**

Free unlimited future consulting regarding the report findings, and the condition of the property until settlement.

"WARNING" - DO NOT FORE-GO YOUR RIGHT TO A PRE-SETTLEMENT INSPECTION" - Half Price Pre-Settlement Inspection Offer

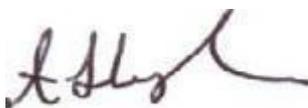
As the buyer you, or your representative, are entitled to inspect the property in the week prior to settlement to confirm the property will be delivered to you in the same condition as promised. A thorough Pre-Settlement inspection will often reveal previously undiscoverable defects that may have been concealed or not accessible (deliberately or otherwise) at the time of this inspection. This may also be your only opportunity to confirm any negotiated repairs have been successfully completed to a reasonable standard and all the chattels are unchanged and still present.

As our valued client, and as your inspector, I now have an intimate knowledge of this property, I will complete another thorough inspection of your property in the days just prior to settlement to ensure your investment is protected and to confirm there has been no significant changes to the property. This will be charged at half the cost of this report.

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. I strongly recommend if you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection was carried out by:	Tony Hughes
Inspectors contact phone number:	0478 964 635
License Number:	1087CC

SIGNED FOR AND ON BEHALF OF: East Coast Independent Property Inspections



Date: 6/06/2018